

**BOROUGH OF BEACH HAVEN**  
**LAND USE BOARD MEETING**

**300 Engleside Avenue**  
**Beach Haven NJ 08008**  
Monday November 3, 2025 6:00 PM  
**Zoom Meeting ID: 842-9169-8629**

(THE CHAIRWOMAN HAS THE RIGHT TO CHANGE THE ORDER OF THE MEETING)

**FLAG SALUTE**

**SUNSHINE LAW**

*Pursuant to the New Jersey Open Public Meetings Act adequate notice of this meeting has been provided by posting on the bulletin board in the Beach Haven Municipal Building and mailing the same to the Beach Haven Times and the Asbury Park Press.*

*This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision for each individual application. Decorum appropriate to a judicial hearing must be maintained at all times.*

**ROLL CALL**

Mr. Ajello, Alt. 4 _____	Mr. Balbo, Class IV _____
Mrs. Baumiller, Class III _____	Mrs. Edels, Class IV _____
Mr. Genna, Class IV _____	Mayor Lambert, Class I _____
Mrs. Lenhard, Class IV _____	Mr. Loffredo, Alt. 1 _____
Mr. Medel Class II _____	Mrs. Parker, Alt. 4 _____
Mr. Stevens, Class IV _____	Mr. Tinquist, Class IV _____
Mr. Wenger, Alt. 2 _____	

**APPROVAL OF MINUTES:**

October 6, 2025  
October 6, 2025 Executive Session

**APPROVAL OF BILLS:**

Bill List total: \$2,536.22

**APPROVAL OF BOND RETURNS**

<u>Address</u>	<u>Name</u>	<u>Amount</u>	<u>LUB Applic. #</u>
1. 112 West Ave.	Pollys Dock	\$210.00	#2020-05
2. 112 West Ave.	Pollys Dock	\$317.90	#2022-11
3. 208 N. Bay Ave.	Waterfront Restaurants	\$496.66	#2021-08
4. 305 Cove Ln.	Raban & Raban LLC	\$256.99	#2025-03

**NEW BUSINESS/PUBLIC HEARING**

- 1. 134 Belvoir Bulk Variance** – bulk variance to permit a 7.3ft. front yard setback where the minimum requirement is 15ft., for property located at 134 Belvoir Ave. (B103, L2.01)
- 2. 400 N. Bay Ave. Bulk Variance** – bulk variance to permit impervious coverage of 96.2%, where only 60% is permitted, and a loading zone with dimensions of 13.2ft. x 30ft., where minimum dimensions of 15ft. x 30ft. are permitted, on the property located at 400 N. Bay Ave. (B166.02, L3)

**RESOLUTIONS**

- 1. Resolution** - #2025-05 D’Agostino, 425 5<sup>th</sup> St.
- 2. Resolution-** #2025-06 Hanson Realty LLC, 112 Twelfth St.
- 3. Resolution** - #2025-07 116 East 3<sup>rd</sup> Street LLC, 116 Third St.

**PUBLIC COMMENT**

**ADJOURNMENT**